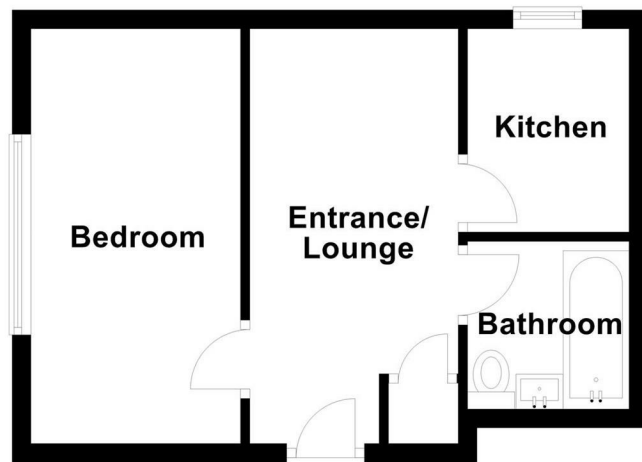




1 Hadley Court, 26 Studley Road, Luton, LU3 1BB



Not to scale. For illustrative purposes only

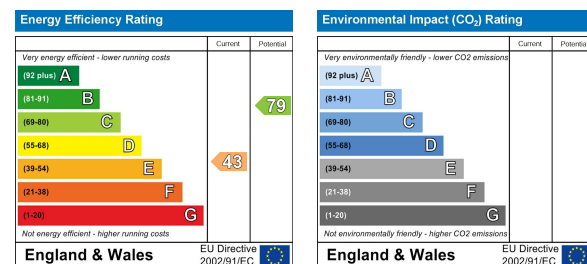
AUCTION GUIDE PRICE £75,000

FOR SALE BY AUCTION ON WEDNESDAY 20TH OF NOVEMBER 2024 AT 1 PM
VIA A LIVE-STREAMED AUCTION GUIDE PRICE: £75,000 TO £85,000

**** PLEASE CALL FOR VIEWINGS ****

A fantastic opportunity to purchase a one-bedroom ground floor apartment currently let with two tenants paying £525 each per calendar month generating £12,600 pa an 11% yield. The property is located in a prominent location close to Luton Town Centre, offering great access to London via the local train station and further amenities. The accommodation extends to approximately 300 sq ft comprising entrance hall, kitchen, bathroom and bedroom. The property comes with parking to the rear and a private grass area to the front.

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ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE

Entered via a communal front door there is a door to the left leading to:-

ENTRANCE HALL/LOUNGE

14'05 x 7'03

Approached through a solid wood front door there is access to storage, a wood effect floor, space for a bed and doors to:-



KITCHEN

7'01 x 5'08

Fitted with a range of floor and wall-mounted cabinets there is an integrated stainless steel sink with tiled splashback, an electric hob and oven with space for a fridge freezer. There is a window to the side elevation.



BEDROOM

14'05 x 7'04

A window to the front elevation with space for a double bed and wood effect floor.



BATHROOM

5'10 x 5'08

Suite comprising bath with WC and hand wash basin.



OUTSIDE

The front garden is attached to the title of flat one.



PARKING

There is off-road parking to the rear.



TERMS OF THE LEASE

The property is offered with a 99 year lease commencing the 1st Jan 1989. There is a ground rent of £150 p.a and a service charge of £1,659.08 p.a.

SERVICES

Mains drainage, water and electricity

HOW TO GET THERE

From Luton Town Centre proceed in a north-easterly direction along the A505 turning right onto Telford Way and then proceeding left onto New Bedford Road. Continue along the A6 taking the fourth exit on the left-hand side onto Studley Road, and proceed down the hill where the property can be found on the left-hand side approximately halfway down.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYER'S PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £1,500 plus VAT.

BUYER'S ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £950 plus VAT.

For further information on viewing call 01908 030127